

**RUSSELL  
SIMPSON**

Impressive Kensington townhouse  
with south-facing garden to rent

PEMBROKE GARDENS  
KENSINGTON W8

Pembroke Gardens

£8,250 P/W

<div>BEDROOMS</div> <div>6</div>	<div>INTERNAL</div> <div>5,260 <small>SQ FT</small></div> <div>488 <small>SQM</small></div>	<div>OUTDOOR</div> <div>1,588 <small>SQ FT</small></div>	<div>FURNISHED STATUS</div> <div>Multiple Options</div>
<div>BATHROOMS</div> <div>4</div>		<div>EPC</div> <div>D</div>	<div>COUNCIL TAX</div> <div>RBKC, H</div>

## The Property

Entering the house on the Upper Ground Floor, the front hall leads into a double reception room with high ceilings and tall windows, as well as a double aspect bringing light from both sides of the house. French doors lead out onto the terrace, while this floor also contains an office with stairs leading down into the garden.



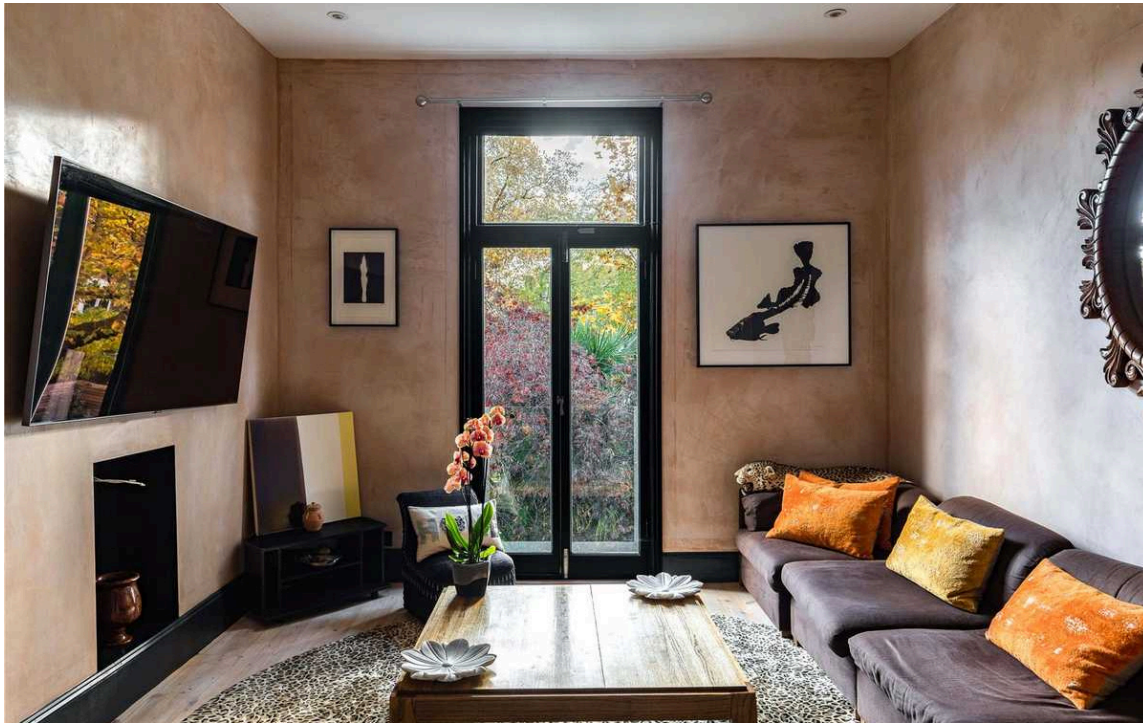




## Open-Plan Kitchen

Downstairs, on the lower ground floor, a spacious open-plan kitchen occupies much of the floor, with a breakfast eating area, a family sitting area, and French windows opening onto the garden. This floor also contains a stylish modern dining room, as well as a utility room and a staff flat with bedroom, kitchenette and ensuite bathroom.



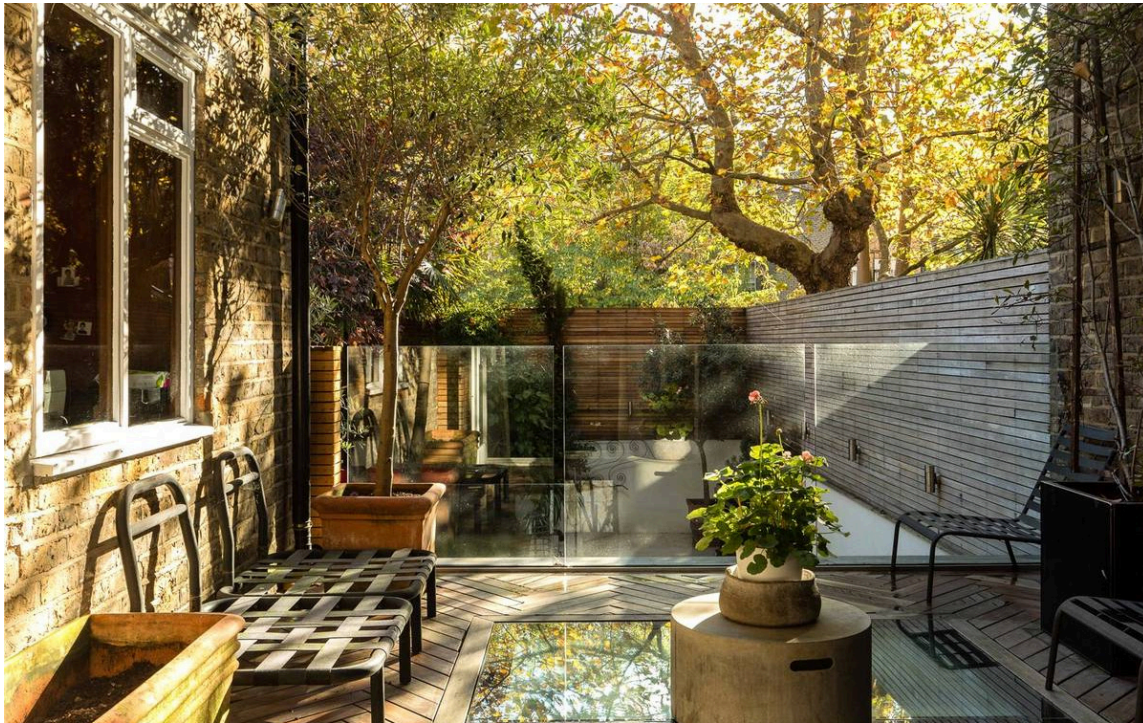


## The Bedrooms

On the half-landing leading up to the first floor, there is a second reception room with a Juliet balcony looking out over the garden. The first floor is entirely occupied by a generous principal bedroom with a walk-in wardrobe and ensuite bathroom, as well as three French doors opening onto the front balcony. On the second floor, there are three more bedrooms, with a large bathroom on the half-landing. The third floor contains two more bedrooms, both ensuite, as well as access to the top-floor terrace.







## Outdoor Spaces

The property includes a generous south-facing garden with a lawn, a paved area for outdoor dining, and planted flowerbeds. In addition, it offers a spacious upper ground floor terrace with wooden decking, a third floor terrace with views over the surroundings gardens, and a first floor balcony looking out on the street.

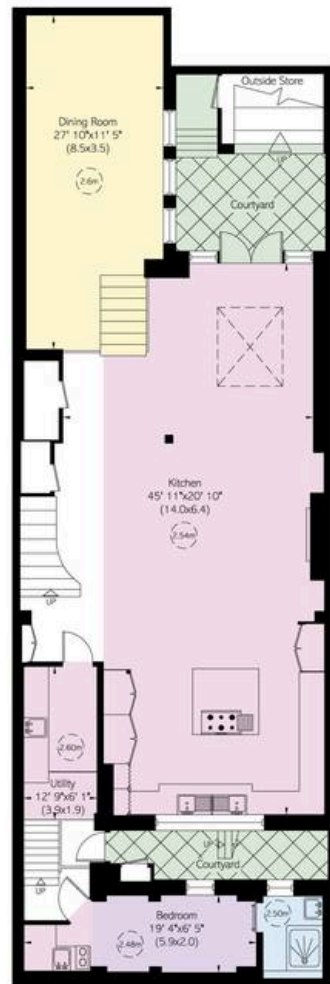






## The Neighbourhood

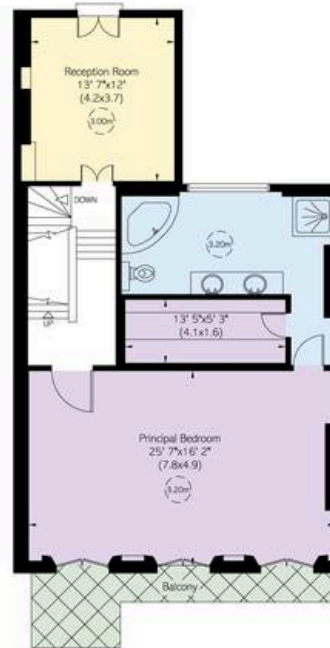
Pembroke Gardens was laid out in 1850s and 1860s, with a mix of tall townhouses and Arts & Crafts cottages. Kensington High Street is a short walk away, with its celebrated mix of restaurants and shops, and beyond the open spaces of Holland Park. In addition, Earl's Court and Kensington Olympia underground station are both within walking distance.



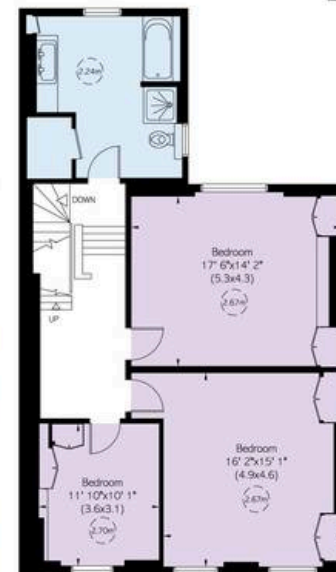
Lower Ground Floor



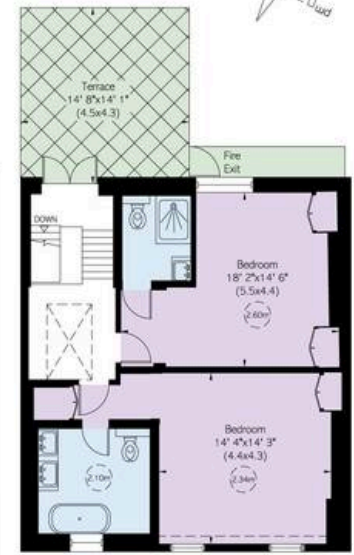
Upper Ground Floor



First Floor



Second Floor



Third Floor

## Pembroke Gardens, W8

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**Approximate Internal Area**  
5,260 sq ft/ 489 sq m

**Including limited use area  
and storage**

60 sq ft/ 6 sq m

**Outside Area**  
1,589 sq ft/ 148 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes, and compass bearings before making any decisions reliant upon them.





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